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## **Planning and Zoning Commission Agenda**

January 19, 2016  
5:30 p.m.  
300 W. Cotton St.  
City Hall Council Chambers

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Approval of December 15, 2015 P&Z Minutes**
- V. Regular Agenda**
  - A. CONSIDER application #P16-01 filed by James Williams to plat approximately 3.41 acres of AB 262 Alex Jordan Survey into 28 residential lots located on Yellowstone Drive, north of Eden Drive.
  - B. CONSIDER application #P16-02 filed by Reich Enterprises, Inc. to plat approximately 38.5 acres of Abstract 177 W M Robinson Survey Tracts 65-04, 65-05 and 109, Section 4 into 48 residential lots located on the north side of Hawkins Parkway, east of Bill Owens Parkway and west of McCann Rd.
  - C. A PUBLIC HEARING will be held to consider application #RP15-08 filed by Roger Landwehr to replat Lot 8J, NCB 3340, J. L. Finch Estate, into two (2) residential lots located on the south side of Spring Street, west of Silver Falls Road.
  - D. A PUBLIC HEARING will be held to consider application #S16-01 filed by RHE Investments, LLC requesting a Specific Use Permit (SUP) to allow for a drive-thru window in General Retail (GR) Zoning District for Lots 1-8, Block 2, Ware Place located on the east side of High Street south of Marion Drive and north of Jewel Drive.
  - E. A PUBLIC HEARING will be held to consider application #PD16-01 filed by Nicholas Northcutt requesting a rezone from Planned Development-Single Family Detached (PD13-11) to Planned Development-Single Family Detached to reduce the minimum home size from 2400 square feet to 2100 square feet for Lots 1-30, Block 1, Savannah Hills Subdivision.

- F. A PUBLIC HEARING will be held to consider #M16-01 amending Article 8-107, Article 8-600, and Article 10-104 of the Zoning Ordinance to add uses, definitions, and create parking requirements for Mobile Food Units and Mobile Food Unit Parks.

**VI. Staff Update**

- A. Provide update of City Council action on previous zoning items.

**VII. Citizen Comment**

**VIII. Adjourn**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Planning and Zoning Division at 903-237-1072 at least two days before this meeting so that appropriate arrangements can be made.

"Any final action, decision or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government code, chapter 551. The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, section 551.001, et seq. (the Texas open meetings act) on any item on its open meeting agenda in accordance with the Texas open meetings act, including, without limitation sections 551.071-551.086 of the Texas open meetings act.

The Planning and Zoning Commission reserves the rights to consider use classifications for the property that are less intense than the use requested by the applicant.